

Royalton Planning Commission
2017-01-17

Members present:

Beth Wilhite
Roni Johnson
Marc Wood
Jim Rikert
Bushrod Powers
Stuart Levasseur
Tim Dreisbach

Public:

John Echeverria
Gidget Lyman

Meeting called to order at 6:04 pm

Agenda

Minutes

4 town chair meeting

Updates to town plan

Minutes

Motion to approve minutes from 11-15-2016 by Marc Wood, Jim Rikert
seconded the motion.

4 town chairs

Royalton, Sharon, Strafford, Tunbridge.

Chairs of the 4 town planning commissions met on November 17th No changes made as yet, verified that the 4 towns boundaries do not conflict on rural residential designation.

Updates to town plan:

Updates derived from 11-08-16 handout (scanned and included below)

Residential clustering removed from document of discussion, need to get recommendations before Selectboard and will revisit clustering in the next 6-9 months.

Changes:

Ag/Res

#2. Only change is Home Occupation. define? Based on state constitutional law. Fine as modified. Commercial development section deleted.

#4) deleted, b/c it was compared to a section of town, plan needs numbers. No density description in agricultural area. PUD discussion are they appropriate for energy plan? No motion because it was never added.

Motions:

Item 2. Add home occupation, as written.

Motion by Bushrod Powers, Roni Johnson seconded. Passed.

Item 3. With “inconsistent” wording as modified. Motion by Bushrod Powers, Roni Johnson seconded. Passed.

Item 5. PUD 25 units. Motion by Bushrod Powers, Roni Johnson seconded.

Amend to 15 units. Motion by Tim Dreisbach, seconded by Roni Johnson, Amendment passed.

Item 6. Motion by Roni Johnson, Marc Wood seconded, unit is defined as separate living quarters. Previous comments spurred debate on definition of a “unit”, is Duplex one unit, is inlaw apartment in a house 2 units. Motion withdrawn, withdrawl passed.

Motion #6 as written without adding the duplex distinction. A duplex is 2 units. Motion by Roni Johnson, Marc Wood seconded. Passed.

Next Meeting Tues Feb 7th following is 21st Feb. Give updates to Selectboard for approval for the town plan, one page Ag/Res Only. Motion by Marc Wood, Roni Johnson seconded.

Motion to adjourn at 7:45 pm, by Roni Johnson, Marc Wood seconded. Passed.

Meeting notes respectfully submitted by Stuart Levasseur, Recording Secretary.

Scanned handout of AgRes Page:

Agricultural/Residential Area

The purpose of the agricultural/residential area is to protect lands with an economic capability for agriculture that are now predominately undeveloped except for uses associated with agriculture or forestry, and to ensure that residential and other compatible uses are placed at densities appropriate with the physical capability of the land, and available municipal services. Planned residential developments and land uses that do not remove the potential of the land for agricultural production such as open space, conservation, certain forms of outdoor recreation, and other uses which preserve the rural character of these areas are encouraged.

The extension of public water supply and sewage disposal systems are not planned for this area. Therefore, only low-density residential and recreational development that utilizes existing facilities, which can adequately dispose of its sewage, and that is compatible with the area purposes should be permitted. Any proposed Development should not harm any irreplaceable, unique, or scarce resources or any natural areas. Density within this land use area should remain disperse, particularly in areas that are not served by existing roads.

Goal

1. To maintain and preserve the rural areas of Royalton and encourage the continued vitality of the working landscape while allowing appropriate residential growth.

Policies

2. To encourage a mix of residential, home occupations, agricultural, forestry and recreational uses in this area.
3. Commercial development may be appropriate in this area provided that the type of development does not require heavy trucking or generate an amount of traffic that is ~~inappropriate~~ inconsistent with the surrounding for the area. ~~Such development must be designed so as to fit in with the surrounding area.~~
4. ~~Development with a density or intensity that is similar to or greater than that of Royalton's Villages is inappropriate in this area.~~
5. Planned unit developments of no greater than 25 units per development that are designed with the specific purpose of preserving agricultural land for active agricultural use may be appropriate in this area provided that they do not have an adverse impact on town services.
6. Density in the Agricultural/Residential Area should be no greater than two units per five acres.